

COMMUNITY MEETING REPORT
Petitioner: Mecklenburg County – Asset and Facility Management Department
Rezoning Petition No. 2020-091

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 14, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, August 26, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Steven Sweat, Mark Hahn and Jacqueline McNeil of Mecklenburg County, Richard Petersheim of LandDesign and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-091.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, November 16, 2020 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, December 1, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically

speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, December 21, 2020 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by December 21, 2020 we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 40.85 acres and is located on the east side of Nations Ford Road across from Glenrock Drive, Edgegreen Drive and Echodale Drive. John Carmichael stated that the site is just south of the Tyvola Road – I-77 interchange. Waddell Academy and Nations Ford Road Elementary School are located to the southwest of the site.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-4, which is a single family residential zoning district that allows up to four dwelling units per acre. The parcels to the south of the site are zoned O-1, O-1 (CD) and R-4, the parcels to the west of the site are zoned R-4, B-1 and R-12 MF (CD) and the parcels to the north of the site are zoned R-4. I-77 is located to the east of the site.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the Institutional (CD) zoning district to accommodate a maximum 175,000 square foot Community Resource Center, a potential future Regional Library and a potential future building. The total maximum gross floor area that could be developed on the site would be 300,000 square feet.

Steven Sweat then addressed the meeting and provided information on Community Resource Centers. He shared a map that shows current and potential locations for Community Resource Centers. There are currently five such locations. The red dots on the map are Community Resource Centers that are currently built or are in the design stage. The blue dots on the map represent potential future locations of Community Resource Centers. The site subject to this Rezoning Petition would contain the Southwest Community Resource Center.

Steven Sweat stated that Community Resource Centers provide a range of services that can include services for veterans, food and nutrition services, family planning services and public health services. Steven Sweat stated that the goal is to place Community Resource Centers in areas that need them, and that Community Resource Centers are one stop shops for a variety of services.

Steven Sweat shared and discussed architectural renderings of the Northeast Community Resource Center to be located at the intersection of North Tryon Street and Eastway Drive. Steven Sweat also shared pictures of the interior of the Valerie C. Woodard Community Resource Center. The purpose of sharing the architectural renderings and interior photographs is to provide an indication of the architectural and design quality of Community Resource Centers. Steven Sweat stated that the Community Resource Center proposed for this site would not be identical in design to the Northeast Community Resource Center.

Steven Sweat stated that they design Community Resource Centers in a manner to be sensitive to customers.

Richard Petersheim then reviewed the Rezoning Plan. Richard Petersheim noted that the site is a large site and he discussed the site constraints, such as the topography, watershed and Duke Power easement.

Richard Petersheim stated that the Community Resource Center building would be located in the center portion of the site and it would likely be four stories in height. The Community Resource Center building would have a maximum size of 175,000 square feet. Richard Petersheim stated that it is possible that a library could be located on the site in the future and he showed the location on the site for the potential future library.

Richard Petersheim discussed the location of the parking areas, and he discussed and showed the location of the 10 foot wide pedestrian/bike connection from the site to Reynolds Avenue. Richard Petersheim stated that if there is a need, an office building could be located on the site in the future, and he showed where this building would be located.

With respect to the 10 foot wide pedestrian/bike connection, Richard Petersheim stated that the pedestrian/bike connection is in lieu of a street connection. Mecklenburg County worked with CDOT to eliminate the public street connection.

Richard Petersheim discussed and showed the 75 foot buffers that would be established on the site.

Richard Petersheim stated that the Community Resource Center building would be located approximately 350 feet from Nations Ford Road. The library could be two stories in height and it would be located approximately 60 to 70 feet from Nations Ford Road. It is important that a library have visibility from Nations Ford Road.

Richard Petersheim stated that the southern portion of the site would remain wooded except for the storm water pond. The northernmost portion of the site would remain wooded for the foreseeable future.

With respect to the potential future office building (Future Building C), it could contain up to 100,000 square feet of gross floor area.

John Carmichael then shared slides of and discussed the transportation improvements that would be installed by the Petitioner in connection with this development.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question as to whom should be called with questions regarding the Community Resource Center, Steven Sweat stated that individuals with questions could call him. He is the project manager.
- In response to a question, Steven Sweat stated that the Community Resource Center could be completed at the end of 2024.
- In response to a question, Richard Petersheim stated that there would be no additional widening of Nations Ford Road in connection with this development. The County would make improvements to Nations Ford Road on its site.
- In response to a question, John Carmichael stated that the Institutional (CD) zoning district does not allow industrial uses, and he briefly discussed the differences between the Institutional and Industrial zoning districts. John Carmichael stated that the Petitioner is

requesting that the site be rezoned to the Institutional (CD) zoning district, not an Industrial zoning district.

- In response to a question, Steven Sweat stated that construction could begin in the middle of 2023 and the Community Resource Center could open at the end of 2024.
- In response to a question, Mark Hahn stated that Mecklenburg County has the site under contract. A condition of closing is the rezoning of the site. Mecklenburg County would close on the site if the rezoning is approved.
- In response to a question, Mark Hahn stated that Mecklenburg County hopes to close on the site in the first quarter of 2021.
- In response to a question, Mark Hahn stated that the library is not funded yet. However, he expects funding for the library to be requested in 2023 and the process for designing and constructing the library would then take three to four years. Therefore, it is possible that the library could open on the site in 2027. Mark Hahn stated that when they are looking for a site for a Community Resource Center, they also look for a site for a library. Mark Hahn stated that he anticipates that the library proposed for this site would get funded.
- In response to a question, Jacqueline McNeil stated that this project would not displace any resident owners. There was a tenant previously but this tenant vacated the relevant residence.
- An attendee stated welcome to the community, and an attendee stated that she hopes that the rezoning request is approved.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

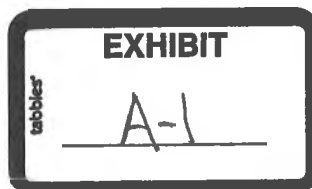
Respectfully submitted, this 12th day of October, 2020

Mecklenburg County – Asset and Facility Management Department, Petitioner

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

2020-091	TAXPID	OWNER/LASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-091	16707117	MT ZION PENTECOSTAL	HOLINESS CHURCH TRS			PO BOX 846		PAW CREEK	NC	28130
2020-091	16707118	MT ZION PENTECOSTAL FAITH	HOLINESS CHURCH INC			PO BOX 846		PAW CREEK	NC	28130
2020-091	16707119	MT ZION PENTECOSTAL FAITH	HOLINESS CHURCH INC			PO BOX 846		PAW CREEK	NC	28130
2020-091	16710112	NWOSU	AMBROSE O			517 ECHODALE DR		CHARLOTTE	NC	28217
2020-091	16710113	BLUE	TERESA F			6724 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16710114	C & M PROPERTIES OF CHARLOTTE LLC				10301 MONROE RD		MATTHEWS	NC	28105
2020-091	16710201	P D G ENTERPRISES INC				4404 MERIDIAN DR		CHARLOTTE	NC	28216
2020-091	16710202	NWOSU	AMBROSE O			517 ECHODALE DR		CHARLOTTE	NC	28217
2020-091	16712106	CHARLOTTE MECKLENBURG BOARD OF	EDUCATION THE			600 E 4TH ST	FIFTH FL	CHARLOTTE	NC	28202
2020-091	16915101	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915102	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915103	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915104	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915105	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915106	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915107	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915108	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915109	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915110	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915111	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915112	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915113	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915114	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915115	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915116	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915117	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915118	VALENZUELA	JOANIE M			501 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915119	OLINGER	BETTY JEAN			509 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915120	GRIFFIN	JAMES HENRY			515 SHARVIEW CIR		CHARLOTTE	NC	28210
2020-091	16915121	MOORE	ANA HELIA			6522 SKYCREST LN		CHARLOTTE	NC	28217
2020-091	16915122	CRISPIN	EDITH		MARIA GONZALES	527 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915123	PORTILLO	MARIO SANTOS REYES	MARIA ROSA GAVARRETE	VIDAS	533 SHARVIEW CIRCLE		CHARLOTTE	NC	28217
2020-091	16915124	SNOWDEN	SHANNA MARIE			6601 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16915125	REYNOSO	ELIZABETH ALPIZAR	ROSALIO GARCIA	HERNANDEZ	6611 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16915126	VALLADARES	ENIO A	YENI E	VALLADARES	6617 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16915127	SANTANA	JOSE			6623 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16915128	DIBIAEZUE	CHARLES			6635 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16915129	SAYLOR	ERICA	RICHARD E	SAYLOR	6637 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16915130	ROSALES	RAMON LEON			6709 NATION FORD RD		CHARLOTTE	NC	28217
2020-091	16915131	DIBIAEZUE	CHARLES C			6713 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16915132	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915202	OWEN	JAMES CARTER	LAUREN AMANDA	BUSCH	522 SHARVIEW CIR		CHARLOTTE	NC	28219
2020-091	16915203	MOORE	WILLIAM J U/I/D			6522 SKYCREST LN		CHARLOTTE	NC	28217
2020-091	16915401	VASQUEZ	TERESA	ANDRE	JANSEN	500 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915402	JOSEMAN	LEELAMMA		KI REALTY LLC	8815 UNIVERSITY EAST DR UNIT 215		CHARLOTTE	NC	28213
2020-091	16915403	TORRES-CHIQUELILLO	EDUARDO			454 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915511	BIGHAM	DOROTHY C			449 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915512	HAGLER	ROSIE B			455 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915513	THOMAS MOORE	ANDREW JACK			461 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915514	SCHALLENKAMP	ORIG			467 SHARVIEW CIR		CHARLOTTE	NC	28217
2020-091	16915515	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915516	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915517	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915518	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915519	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915520	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915521	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915522	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915523	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
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2020-091	16915525	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915526	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915527	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
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2020-091	16915529	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
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2020-091	16915531	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915532	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915533	NWOSU	AMBROSE			517 ECHODALE DR		CHARLOTTE	NC	28217
2020-091	16915534	NWOSU	AMBROSE O			517 ECHODALE DR		CHARLOTTE	NC	28217
2020-091	16915535	FUNDURBURK	BASCOM M		% POLLY LANGFORD	2839 WICKERSHAM RD		CHARLOTTE	NC	28211
2020-091	16915536	GRIFFIN	CLAUDIA		MRS F E BY ENT	11916 MUSKET LN		CHARLOTTE	NC	28273
2020-091	16915537	WIEGMANN	CAROL S	JOHN F	GAFFNEY	303 LIBBYHILL CT		MANKIN-SABOT	VA	23103
2020-091	16915538	TRUE DIRECTION PROPERTIES LLC				101 N MCDOWELL ST STE 224		CHARLOTTE	NC	28204
2020-091	16918203	GRIFFIN	CLAUDIA			11916 MUSKET LN		CHARLOTTE	NC	28273
2020-091	16918204	PIZZAGALLI PROPERTIES LLC ATTN: IREDAK B JOHNSTO				462 SHELBURNE RD, STE 101		BURLINGTON	VT	05401
2020-091	16919101	REAM	JENNIFER S			PO BOX 241662		CHARLOTTE	NC	28224
2020-091	16919102	PEREZ-FLORES	CONCEPCION	JOSE ADAN	PEREZ	6925 NATIONS FORD RD		CHARLOTTE	NC	28217
2020-091	16919116	150 TBD DRIVE LLC				5024 CARMEL CLUB DR		CHARLOTTE	NC	28226
2020-091	16919117	150 TBD DRIVE LLC				5024 CARMEL CLUB DR		CHARLOTTE	NC	28226
2020-091	16919118	150 TBD DRIVE LLC				5024 CARMEL CLUB DR		CHARLOTTE	NC	28226
2020-091	16926106	HPT HG-2 PROPERTIES	TRUST		C/O JOHN G MURRY	PO BOX 56607		ATLANTA	GA	30343
2020-091	16926116	SHREEJI MAYA INC				9024 PINE LAUREL DR		WEDDINGTON	NC	28104



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2020-091	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-091	Brighter Days Arts Education Inc.	DeVaughn	Johnson	1825 Beacon Ridge Road	<Null>	Charlotte	NC	28210
2020-091	British Woods	Debra	Wilson	8224 Carrolwood Dr	<Null>	Charlotte	NC	28217
2020-091	British Woods	Samuel	Wilson	8224 Carrolwood Dr	<Null>	Charlotte	NC	28217
2020-091	Mcdowell Farms Neighborhood Association	Joey	Cortez	6414 Mounting Rock Rd	<Null>	Charlotte	NC	28217
2020-091	Mcdowell Farms Neighborhood Association	Thanh	Vu	8626 mounting Rock road	<Null>	Charlotte	NC	28217
2020-091	Montclair South Homeowners Association	Al	Peace	1021 Carysbrook Ln	<Null>	Charlotte	NC	28217
2020-091	Southwest Community Development Corporation	Phillip M.	Davis	5901 Nations Ford Rd	<Null>	Charlotte	NC	28217
2020-091	Spring Field Community Association	Lois M.	Nwosu	517 Echodale Dr	<Null>	Charlotte	NC	28211
2020-091	Spring Park Homeowners Association	Stephen	Decosta	517 Echodale Dr	<Null>	Charlotte	NC	28217
2020-091	Springfield Community	Angela	Edwards	748 Edgegreen Drive	<Null>	Charlotte	NC	28217
2020-091	Stonebrook HOA	Linda	Kempf	363 Doughton Ln	<Null>	Charlotte	NC	28217
2020-091	Tyvola Ridge At Yorkmont Park Association	Martha M.	Parks	5701 Southampton Rd	<Null>	Charlotte	NC	28217
2020-091	Windsong Trails Neighborhood Association	Frances	Hayden	616 Knight Ct	<Null>	Charlotte	NC	28217

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-091** filed by Mecklenburg County – Asset and Facility Management Department to request the rezoning of an approximately 40.85 acre site located on the east side of Nations Ford Road, the west side of I-77 and across Nations Ford Road from Echodale Drive and Glenrock Drive, from the R-4 zoning district to the Institutional (CD) zoning district

Date and Time of Meeting: Wednesday, August 26, 2020 at 6:30 p.m.

Place of Meeting: **See Below for Information on How to Access the Virtual Community Meeting**

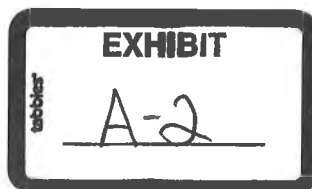
We are assisting Mecklenburg County – Asset and Facility Management Department (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 40.85 acre site located on the east side of Nations Ford Road, the west side of I-77 and across Nations Ford Road from Echodale Drive and Glenrock Drive, from the R-4 zoning district to the Institutional (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a County Resource Center facility on the site that would contain up to 175,000 square feet of gross floor area and the potential future development of a Regional Library and an office building on the site. The total maximum gross floor area that would be allowed on the site at full buildout would be 300,000 square feet of gross floor area.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition to be held on Wednesday, August 26, 2020 at 6:30 p.m. **Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department’s webpage for this Rezoning Petition (Rezoning Petition No. 2020-091), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-091.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Victoria Watlington, Charlotte City Council District 3 (via email)
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

Date Mailed: August 14, 2020

EXHIBIT B

Council Member Watlington
Lois Nwosu
Mark Ayers
Virginia Luther
JM Santana
Carol Wiegmann
Pattap Glenn
Uzoma Nwosu

Rezoning Petition No. 2020-091

Mecklenburg County – Asset and Facility Management Department,
Petitioner



Community Meeting

August 26, 2020

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site
- IV. Current Zoning of the Site and Nearby Parcels
- V. Rezoning Request
- VI. Information on the Community Resource Center
- VII. Review the Rezoning Plan
- VIII. Transportation
- IX. Questions

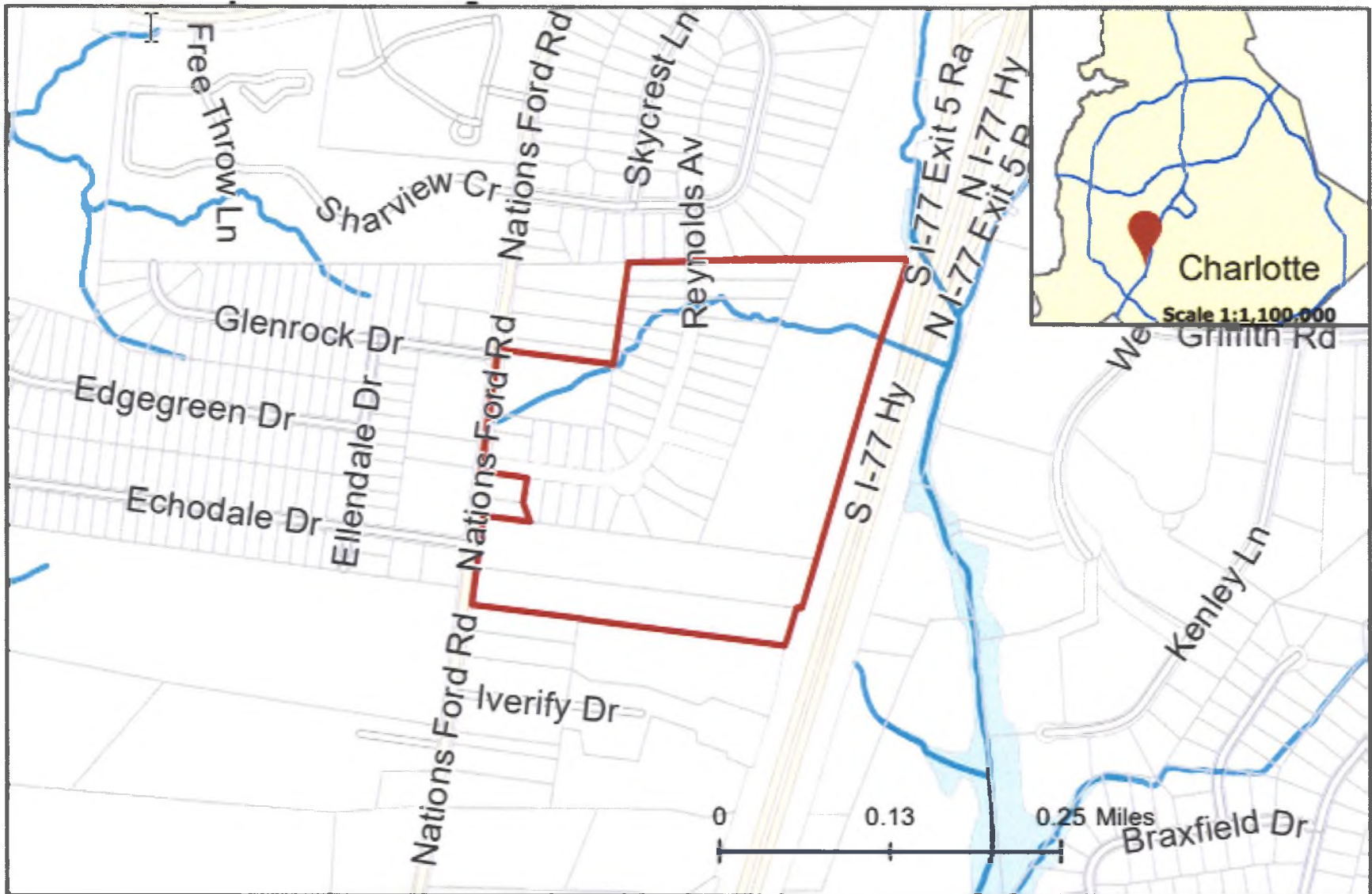
Team

- Steven Sweat, Mecklenburg County
- Mark Hahn, Mecklenburg County
- Richard Petersheim, LandDesign
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, November 16, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 1, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 40.85 Acres



Site



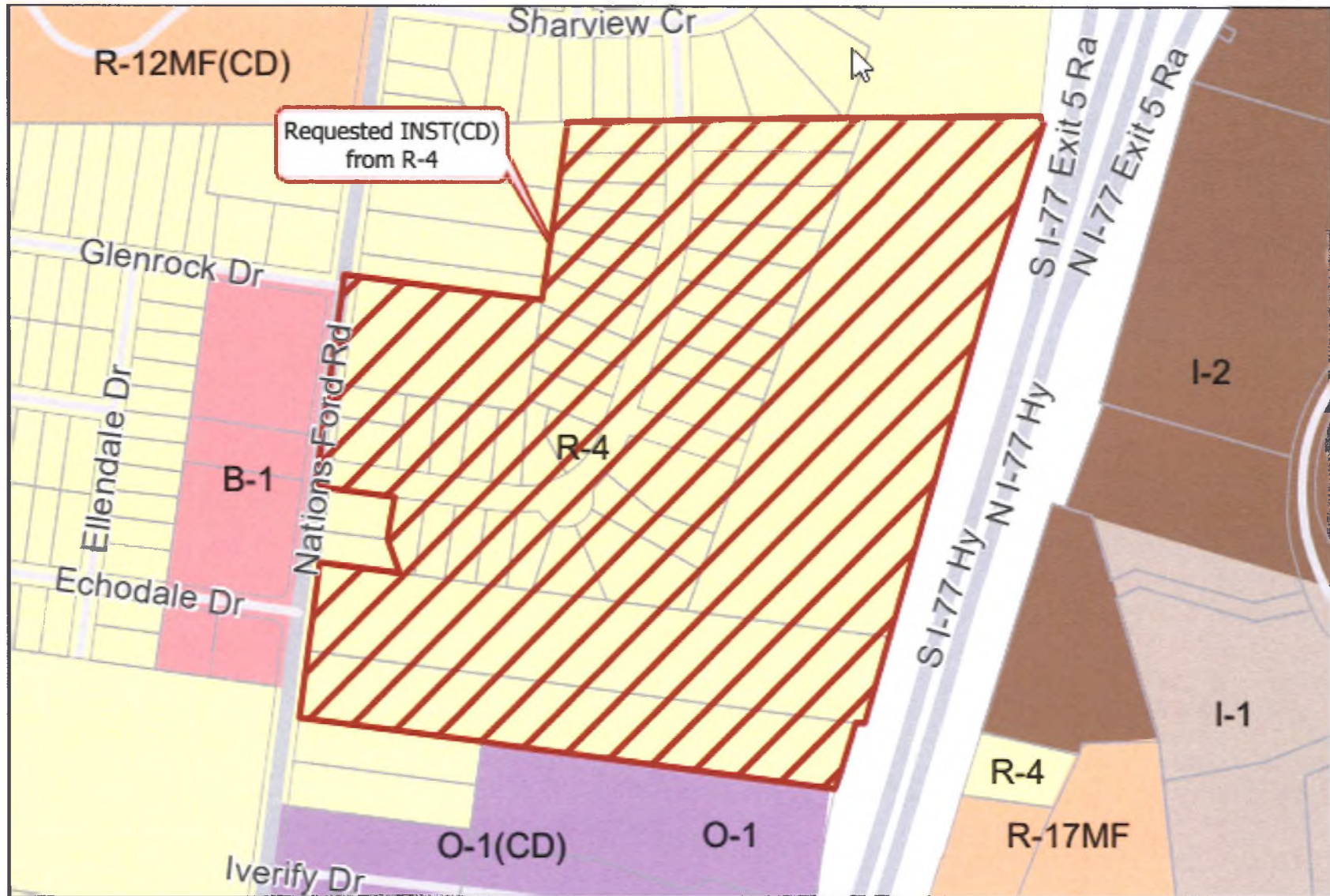


Site

Site



Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the R-4 zoning district to the Institutional (CD) zoning district to accommodate:

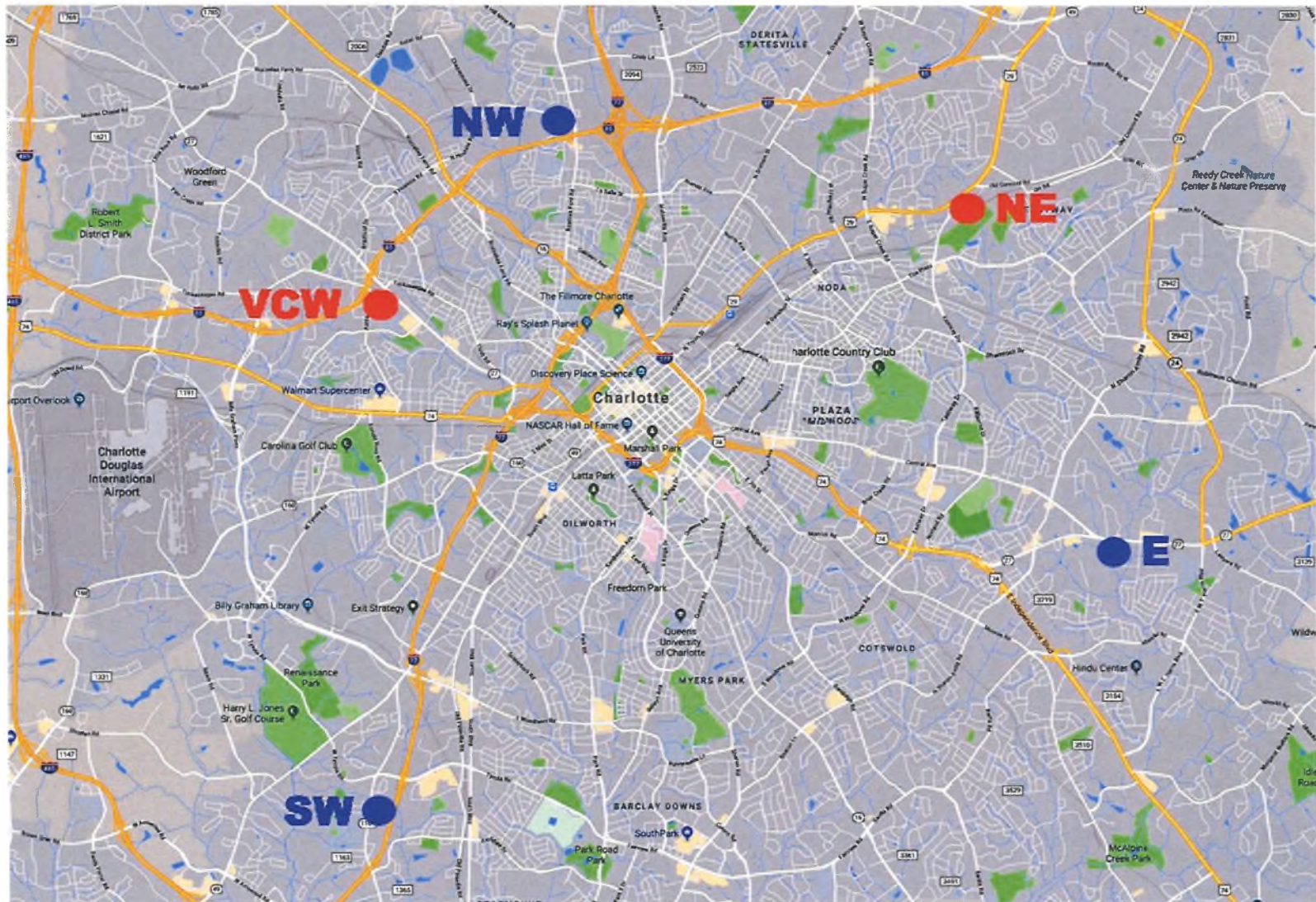
- (1) a maximum 175,000 square foot Community Resource Center;
- (2) a potential future Regional Library; and
- (3) a potential future building.

The total maximum gross floor area that could be developed on the site would be 300,000 square feet.



Information on the Community Resource Center

Mecklenburg County | Community Resource Center Proposed Locations



Architectural Rendering of the Northeast Community Resource Center



CRC NORTHEAST CHARLOTTE, NC • OPTION B - VIEW 3 STREET VIEW
PS: 1016444 | 08.04.10

Gensler neighboring
concepts **LandDesign.**

Architectural Rendering of the Northeast Community Resource Center



CRC NORTHEAST CHARLOTTE, NC • OPTION B - VIEW 4 PLAZA ENTRY
85% DEVELOPMENT | 04.04.2019

Gensler neighboring
concepts **LandDesign.**

Community Resource Center–1
at Valerie C. Woodard Center
Photograph of Interior



Community Resource Center—1
at Valerie C. Woodard Center
Photograph of Interior





Rezoning Plan





Transportation



A. Area of Influence



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SOUTHWEST CRC TIS
CHARLOTTE, NC

MECKLENBURG COUNTY GOVERNMENT
3205 FREEDOM DRIVE SUITE 6000
CHARLOTTE, NC 28208

**AREA OF
INFLUENCE**

0 400' 800' N
SCALE: 1" = 800'

PROJECT #: 776-003
DRAWN BY: JH
DATE: 8/1/20

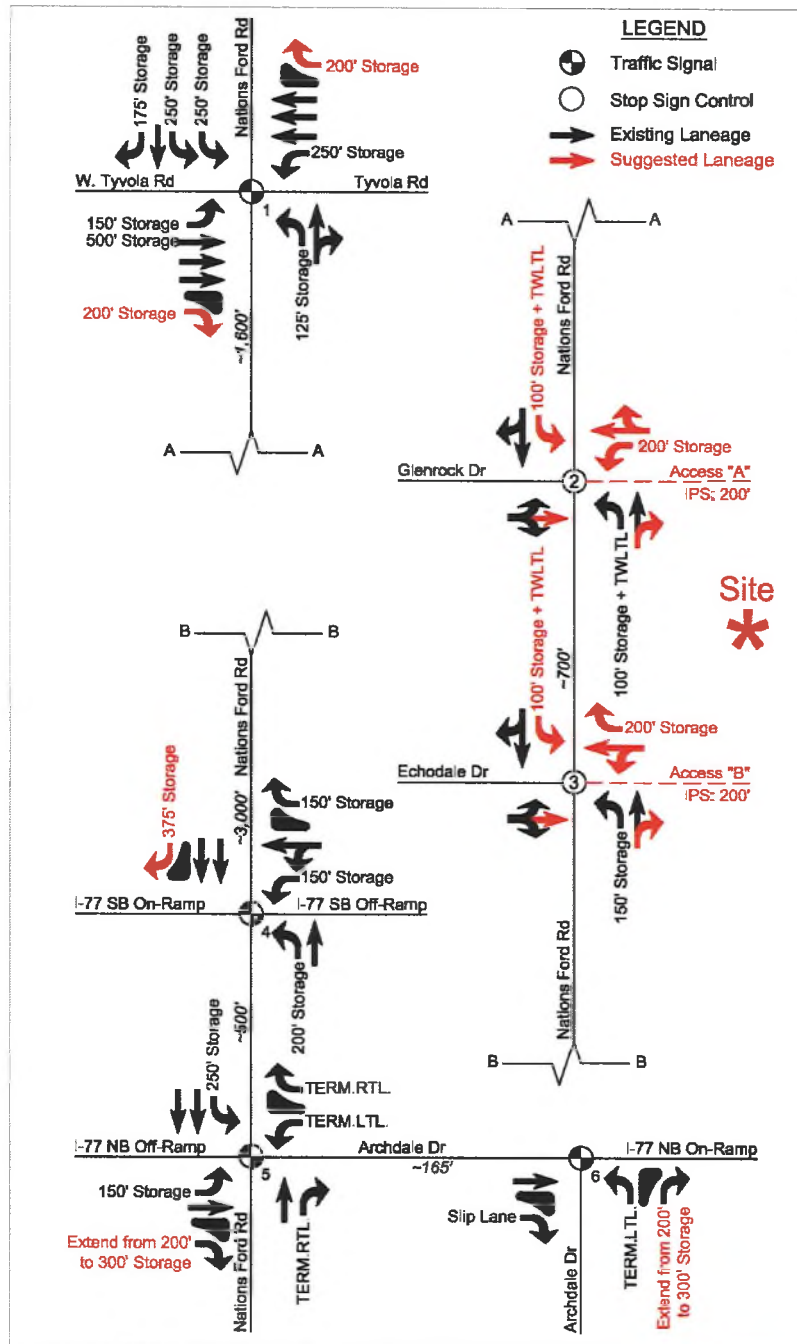
AUGUST 2020

REV'S/CHGS:

Figure 1



B. Transportation Improvements





Questions